

State of North Carolina
County of Durham

BOOK 144 PAGE 8

30 JUL 22 PM 12 53

I, Judy F. Hasford, review officer of Durham County, certify that the plat to which this certification is affixed meets all statutory requirements for recording.

WILLIE L. CONINGTON
REGISTERED DEEDS
DURHAM, N.C.

7-22-99
Date

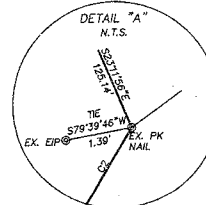
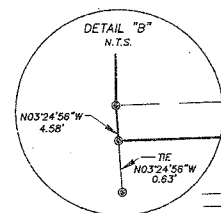
Judy F. Hasford
Review Officer

TM: 230-1-26
JOHN MICHAEL CRELL
& EMILY RAUCH
DB 2367-571

NOTE "K"

CENTERLINE OF 20' FOOT WIDE PUBLIC STORM WATER DRAINAGE EASEMENT. OWNERSHIP OF, AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE GRANTOR. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED" DECLARATION OF RIGHTS AND PRIVILEGE OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2298, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND THE REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE. NO BUILDING, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS.

LOT A 14,216 SF
+ LOT B 16,100 SF
TOTAL 30,316 SF



OWNER'S CERTIFICATE

The undersigned hereby certifies that the land shown herein is owned by the undersigned and is located within the subdivision regulation jurisdiction of Durham County and hereby freely dedicates all rights-of-way, easements, streets, recreation areas, open space, common area, utilities and other improvements to public or private common use as noted on this plat, and further assumes full responsibility for the maintenance and control of said improvements until they are accepted for maintenance and control by an appropriate public body or by an incorporated neighborhood or homeowner's association or similar legal entity.

Owner

7-21-99
Date

North Carolina
Durham County

I, Peter M. Mudie, a Notary Public for said County and State, do hereby certify that Peter M. Mudie personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 21 day of July, 1999

(Official Seal)

Notary Public

My commission expires 4-20, 2000

FINAL PLAT

PROPERTY SURVEYED FOR 31849
PETER MUDIE

DURHAM TOWNSHIP, DURHAM COUNTY, NORTH CAROLINA
FIELD WORK PERFORMED APRIL 13, 1999
PROPERTY AS DESCRIBED IN D.B. 1155, PG. 980
STANDING IN THE NAME OF
PETER MUDIE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
CT	1100.00'	102.21'	05°20'22"	51.92'	52.701'42"W
CE	1100.00'	44.44'	02°18'53"	22.24'	53°51'20"W

NOTE "A"

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "B"

EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "C"

ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"

THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.

NOTE "E"

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT. ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

NOTE "F"

SEE PLAT "MAP SHOWING ROCKWOOD CENTER" RECORDED IN PLAT BOOK 9, PAGE 113.

NOTE "G"

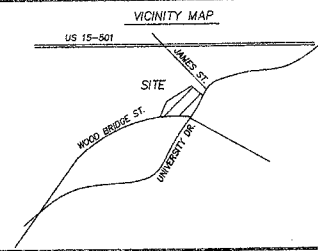
NO NCOS MONUMENTS WITHIN 2000' OF THIS SITE.

NOTE "H"

THIS PROPERTY IS LOCATED OUTSIDE OF ANY FLOOD ZONE, AS DEFINED BY FLOOD INSURANCE RATE MAP #37053C0156 G, DATED 2/2/96.

NOTE "I"

BE ADVISED THAT THE BUILDING IS LOCATED OVER AN EXISTING SEWER EASEMENT WITHOUT APPROVAL FROM THE CITY.



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:

G.S. 47-30 (1)(1)(a). This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

W. M. McCarthy
PROFESSIONAL LAND SURVEYOR REG. NUMBER 3248

I, WILLIAM M. MCCARTHY, JR., PLS NO. 3248, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE DEED DESCRIPTION(S) AND PLAT(S) FOR THIS PROPERTY IS(ARE) LISTED HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION LISTED UNDER "REFERENCES". THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000 OR GREATER, THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-37 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 12TH DAY OF MAY 1999.

W. M. McCarthy
PROFESSIONAL LAND SURVEYOR REG. NUMBER 3248

SCALE 1" = 30' N.T.S.
30' 0 30' 60'

REFERENCES

DB 1155-980
PB 9-113
DB 2367-571
DB 1099-522
PB 39-126

OWNERS ADDRESS:

PETER MUDIE
2514 UNIVERSITY DRIVE
DURHAM, NC. 27707

DRAWING:

89-105.DWG

TAX MAP:

230-1-25

LEGEND:

- IRON PIN SET
- ⊗ EXISTING IRON/ROCK
- ⊗ EXISTING CONC. MON.
- ⊗ SAN. SEWER MANHOLE
- ⊗ LIGHT POLE
- ⊗ UTILITY POLE

PIN

N/A

DRAWN BY:

LMH

CHECKED BY:

McCarthy-Love & Associates
Land Surveyors

P.O. BOX 62382
DURHAM, NC. 27278
1000 CORPORATE DRIVE
SUITE 101
HILLSBOROUGH, NC. 27278

OFFICE: (919) 382-0554
FAX: (919) 732-6676

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A DIVISION OF CALLEMYN-PARKER, INC.

PROJECT: 99-105